

# Agenda

## Environmental Stewardship and Action Community Advisory Committee

The 9th Meeting of the Environmental Stewardship and Action Community Advisory Committee

October 2, 2024, 4:30 PM

Committee Room #1

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact [advisorycommittee@london.ca](mailto:advisorycommittee@london.ca).

	Pages
<b>1. Call to Order</b>	
1.1 Disclosures of Pecuniary Interest	
<b>2. Scheduled Items</b>	
2.1 4:30 PM Elizabeth Hunt, Manager, Legislative Services re Mayor's New Year's Honour List Criteria	
<b>3. Consent</b>	
3.1 9th Report of the Environmental Stewardship and Action Community Advisory Committee	2
<b>4. Sub-Committees and Working Groups</b>	
4.1 Design Specifications and Requirements Manual	5
4.2 Climate Emergency Action Plan Working Group	
<b>5. Items for Discussion</b>	
5.1 Notice of Planning Application and Public Meeting - 415 Oxford Street West	7
5.2 Budget	
<b>6. Adjournment</b>	

# Environmental Stewardship and Action Community Advisory Committee

## Report

9th meeting of the Environmental Stewardship and Action Community Advisory Committee  
September 4, 2024

Attendance B. Samuels (Chair), L. Bushan-Jazey, A. Butnari, I. ElGhamrawy, A. Ford, A. Hames, M.A. Hodge, N. Karsch, A. Pert and N. Serour and H. Lysynski (Clerk)

ABSENT: B. Amendola, R. Duvernoy and M. Griffith

ALSO PRESENT: M Fabro, J. Skimming and J. Stanford

The meeting was called to order at 4:35 PM; it being noted that L. Bushan-Jazey, A. Butnari, I. ElGhamrawy, A. Ford, A. Hames, N. Karsch, A. Pert and N. Serour were in remote attendance.

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Scheduled Items

#### 2.1 2023 Climate Emergency Action Plan Progress Report

That the following actions be taken with respect to the 2023 Climate Emergency Action Plan Progress Report from J. Stanford, Director, Climate Change, Environment and Waste Management:

a) the 2023 Climate Emergency Action Plan Progress Report presentation, appended to the Environmental Services and Action Community Advisory Committee, from J. Stanford, Director, Climate Change, Environment and Waste Management, BE RECEIVED; and,

b) a communication dated September 2, 2024, from M.A. Hodge, with respect to these matters BE RECEIVED.

#### 2.2 Climate Change Adaption Discussion Primer Climate Emergency Action Plan | Get Involved London

That the following actions be taken with respect to the Climate Change Adaptation Discussion Primer Climate Emergency Action Plan / Get Involved London presentation:

a) the presentation from M. Fabro, Manager, Climate Change Planning, BE RECEIVED; and,

b) the Climate Emergency Action Plan Working Group BE REQUESTED to review and report back at a future Environmental Stewardship and Action Community Advisory Committee meeting.

**3. Consent**

3.1 8th Report of the Environmental Stewardship and Action Community Advisory Committee

That it BE NOTED that the 8th Report of the Environmental Stewardship and Action Community Advisory Committee, from its meeting held on July 3, 2024, was received.

3.2 Municipal Council Resolution – 8th Report of the Environmental Stewardship and Action Community Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on July 23, 2024, with respect to the 8th Report of the Environmental Stewardship and Action Community Advisory Committee, was received.

3.3 Mid-Year Update: Green Bin and Collection Program Implementation

That it BE NOTED that the report from K. Scherr, Deputy City Manager, Environment & Infrastructure, with respect to the mid-year update on the green bin and collection program implementation, was received.

3.4 Notice of Planning Application and Public Meeting – 3640 Dingman Drive

That it BE NOTED that the Notice of Planning Application and Public Meeting relating to the Official Plan Amendment for the property located at 3640 Dingman Drive, dated August 16, 2024, from I. de Ceuster, Planner, was received.

3.5 L. Vuong Resignation

That the resignation of L. Vuong from the Environmental Stewardship and Action Community Advisory Committee was received with regret.

**4. Sub-Committees and Working Groups**

4.1 National Urban Park Working Group

That the Environmental Stewardship and Action Community Advisory Committee held a discussion and received the attached Working Group report with respect to National Urban Parks.

**5. Items for Discussion**

5.1 2025 Mayor's New Year's Honour List - Request for Nominations

That it BE NOTED that the communication, dated June 27, 2024, from the City Clerk and Deputy City Clerks, with respect to the 2025 Mayor's New Year's Honour List Call for Nominations, was received.

5.2 (ADDED) Design Specifications and Requirements Manual

That a Working Group consisting of B. Samuels (lead), M.A. Hodge, A. Hames and N. Karsch BE ESTABLISHED to review and provide comments on the Design Specifications and Requirements Manual and to report back to the October 2, 2024 Environmental Stewardship and Action Community Advisory Committee meeting.

**6. (ADDED) Confidential**

6.1 (ADDED) Personal Matter / Identifiable Individual

That the Environmental Stewardship and Action Community Advisory Committee convened In Closed Session for the purpose of undertaking the following:

6.1 Personal Matter/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2025 Mayor's New Year's Honour List.

The Environmental Stewardship and Action Community Advisory Committee convened In Closed Session from 6:16 PM to 6:23 PM.

**7. Adjournment**

The meeting adjourned at 6:24 PM.

## Comments on the Design Specifications and Requirements Manual Update 2024

Prepared by the Environmental Stewardship and Action Community Advisory Committee

Thank you for the opportunity to provide comments on the Design Specifications and Requirements Manual (DSRM) update. The Environmental Stewardship and Action Community Advisory Committee (ESACAC) [mandate](#) includes water and energy conservation measures, climate change mitigation, the development and monitoring of London's Urban Forest Strategy and Climate Emergency Action Plan and the maximization of the retention of trees and natural areas. The committee's feedback on the DSRM therefore focuses on these topics. Some of the comments may extend beyond the scope of the DSRM but are included here for information purposes. Please note that our advisory committee consists of representatives from the community who are interested in tree planting and retention, but generally lack familiarity with technical design specifications for applications in engineering contexts. We would welcome any feedback from staff on the comments and questions. Responses may be circulated at a future ESACAC meeting and/or sent to the Chair through the committee secretary.

1. In general, we believe the DSRM needs better guidance about trees with considerations for the full life of the tree and minimum specifications required to limit risks and future maintenance requirements.
2. Can an analysis be done to compare the current DSRM, especially Chapter 12, with alignment to the London Plan? ESACAC believes there may be significant discrepancies.
3. There are many chapters of the DSRM that must be applied together. The sequence or prioritization of requirements provided in different chapters is unclear. Are the chapters meant to be reviewed and applied in consecutive order? For example, when exactly in the process of a consultant applying the DSRM to design a subdivision would they consider trees? Are trees considered while requirements from other chapters are being applied, or only following those applications once the consultant reaches Chapter 12? We are concerned that requirements given in other chapters may constrain the ability to create conditions to support healthy plantings and ultimately mature trees. An additional explanatory note in Chapter 1: Introduction about how the DSRM is used, and in what order the chapters are meant to be read and their specifications applied, might be beneficial. Could this be represented as a flow chart? The linkages between tree and soil specifications given in Chapter 12 and other chapters could also be represented in a flow chart given in Chapter 12. Are changes made in a previous DSRM update related to trees and soil being implemented consistently in new developments? If not, are there challenges associated with implementing those changes?
4. Could necessary soil amendments happen earlier in site preparation in anticipation of trees being planted? This would require locations of plantings to be marked early. In theory it could help to reduce the need for the city to amend soil at planting stage and charge the developer an extra fee per tree.
5. Many plantings of street trees ultimately fail. We encourage the city to explore alternative strategies for plantings that could reduce mortality and improve stewardship of trees (e.g., watering) by homeowners and neighborhood groups. For instance, could the city plant more, smaller trees in higher densities as street trees, instead of single large trees? Smaller trees may have better adaptability to soil conditions as compared to larger trees, by establishing their root systems based on the local environment, with roots spreading into the surrounding soil instead of being inserted in one concentrated root ball. A greater density of smaller trees could support survival by limiting damage due to exposure (e.g., wind). Smaller trees are less expensive to plant and if certain plantings fail there is a backup already in-place. If too many trees are growing close together as they reach maturity, they can be pruned back.

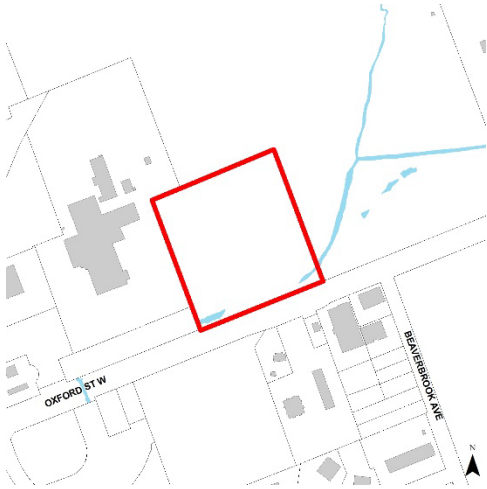
6. The city would benefit from developing a program to ensure more regular, consistent watering of trees. It is not good to rely solely on homeowners to do the watering, as many residents are unaware of this responsibility and do not want to interfere with municipal property. Is there another way to ensure trees are being watered? (e.g., community-led initiatives subsidized by the city and/or developers). Could trees be marked somehow to remind residents to water them? (e.g., tags that say “water me” and show correct applications of mulch) What about subsidizing rainwater collection devices connected to downspouts on adjacent buildings, and an attachable irrigation line, at least for the first 2 years while plantings are being established?
7. Large minimum tree protection zones (TPZ) around trees may create conflicts and limit the number of trees that will fit on a lot. In London, the general amount of space required for larger tree trunks is 5 meters, which is relatively high compared to other jurisdictions (e.g., we heard that in Kitchener, the minimum distance from the building foundation where digging for trees can occur is 3 meters, which allows for more mature trees to become part of a single family lot. Kitchener’s [tree preservation plan specifications](#) take the species of tree into account). Could the minimum buffer around the tree be made more flexible and determined based on the size and species of the tree as well as the nature of the activity around the tree / risk of damaging the tree? The critical root zones may vary by species, as would risks to adjacent infrastructure. An adaptive standard for the TPZ could use criteria based on the species and on the activity (e.g., is heavy equipment involved, or are there imminent risks to the soil?)
8. Tree preservation is stated as a priority in various policies and guidelines of the city that apply to development, but the requirements are vague. Could the city provide clearer guidance to developers about how to identify which existing trees to retain, based on specified criteria? For instance, if a tree in question checks off certain boxes, that can build a stronger case for that tree to be retained. It should be simpler to identify priority trees. Grading standards for parkland in the DSRM generally do not facilitate retention of trees in parkland. The city’s staff are apparently often unwilling to accept certain trees being kept in parkland due to conflicts with grading, stormwater, etc., for reasons that aren’t always clear. How can justification for tree removals be made more explicit and objective? e.g., developing rating systems of risks per tree and considering the potential for mitigation of risks (such as adaptive minimum TPZs).
9. How can the DSRM be used in combination with other policy tools and incentives to encourage planting more trees in backyards, not just street trees?
10. How can the DSRM account for risk of overheating in extreme weather? For example, could there be shade standards for parking lots? Prioritizing shade could involve consideration of tree species in terms of time-to-maturity and the size of the canopy, as well as tree placement relative to high-risk façades on buildings, parking lots, etc. and the orientation of the sun during summer.
11. Does the process of replacing tree plantings that failed (e.g., under warranty) consider the cause of mortality? Is there a mechanism to assess, document, and remediate the cause(s) of planting failure prior to a replacement?
12. There needs to be a mechanism to remove any tree protection devices (e.g., tree rings) after the planting has matured to prevent damage to its tissues.
13. How do the DSRM requirements for grading, slopes, sewers, catchment areas, etc. pose barriers to retaining existing trees? How can the DSRM be made more flexible to allow for exemptions where they are reasonable and make sense, such as to retain heritage trees? Is there a process to request exemptions and design mitigation or compensation?



# NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

## Official Plan and Zoning By-law Amendment

### 415 Oxford Street West



**File: OZ-9789**

**Applicant: RAND Developments c/o Randy McKay**

#### What is Proposed?

Official Plan and Zoning amendment to allow a:

- Two mixed-use buildings, each comprised of an 8-storey (north) and a 22-storey portion (south)
- Residential Units: **704**
- Retail Area: approximately 750m<sup>2</sup>
- Requested Mixed-use Density: 280 units per hectare

Further information regarding this application can be found at [london.ca/planapps](https://london.ca/planapps)

## LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

**Meeting Date and Time:** Tuesday, December 3, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details or contact [pec@london.ca](mailto:pec@london.ca).

For consideration by Council, comments must be provided by **November 1, 2024**

For more information and/or to provide comments:

Michaela Hynes  
[mhynes@london.ca](mailto:mhynes@london.ca)  
519-661-CITY (2489) ext. 4753  
Planning & Development, City of London  
London ON PO Box 5035 N6A 4L9  
File: OZ-9789

You may also discuss any concerns you have with your Ward Councillor:

Councillor Sam Trosow  
[strosow@london.ca](mailto:strosow@london.ca)  
519-661-CITY (2489) ext. 4006

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

Date of Notice: September 24, 2024

# Application Details

## Requested Zoning By-law Amendment

Possible amendment to change the existing Specific Policy Area in the Neighbourhood Place Type for the lands located at 415 Oxford Street West to permit a maximum building height of 22-storeys, where a maximum height of 12-storeys is currently permitted, and to permit apartment buildings within the entirety of the subject lands.

To change the zoning from a FROM a Commercial Recreational (CR) Zone and Open Space (OS4) Zone TO a Residential R10 Special Provision and Community Shopping Area Special Provision (R10-3(\_\_/CSA1(\_\_)) Zone and Open Space (OS4) Zone with special provisions to implement the proposed development.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e. height and/or density), and/or the use of holding provisions.

The London Plan and the Zoning By-law are available for review at [london.ca](http://london.ca).

At this time there are no other applications, under the Planning Act, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

## Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca).

## Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed by-law passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed by-law passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Please see the *Planning Act* for updated appeal requirements.

## Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Bridgette Somers, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

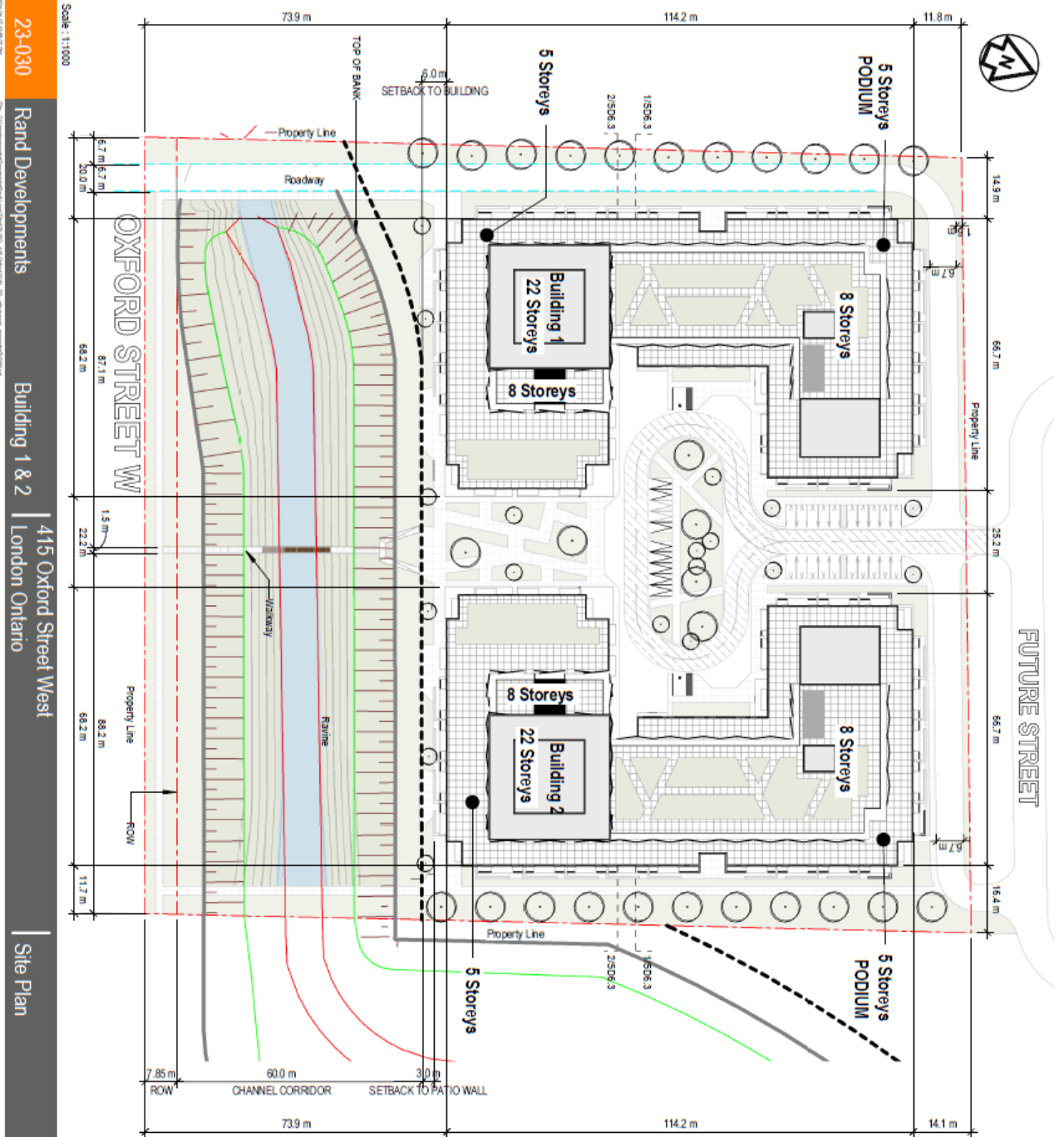
## Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [plandev@london.ca](mailto:plandev@london.ca) by November 29, 2024, to request any of these services.



# Site Concept

ZEDD ARCHITECTURE INC. HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE. ACCESS TO PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, TO BE LOANED OR REPRODUCED OR AS PART OF SALE OF PROPERTY WITHOUT THE WRITING OF ZEDD ARCHITECTURE INC.



Scale: 1:11000  
 23-030  
 Rand Developments  
 Building 1 & 2  
 415 Oxford Street West  
 London Ontario  
 Site Plan

## PROJECT SITE

<b>SITE AREA</b>	3.82 ha	<b>DEPTH</b>	202.5m
<b>FRONTAGE</b>	189.8m	<b>PROPOSED ZONE</b>	R10-3
<b>EVENTUAL SITE AREA</b>	2.57 ha (25711 m <sup>2</sup> )		

## Concept Data

Units	704
Density	187/ha
Building Height	22 storeys; 76m
Parking	Rate +/- 1.01/unit 1st-5th Floor 700 Surface 24
Retail 1/50m <sup>2</sup>	= 8 REOU / Building = 16
Yard Depth	Front 11.8m Rear 73.9m Side Yard E 11.7m Side Yard W 14.9m
Coverage (12,323 m <sup>2</sup> )	32.25 %
Landscape % (8,853.4 m <sup>2</sup> )	51.1 %



2024.04.17 SD1.1  
 ZEDD ARCHITECTURE  
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The above image represents the applicant's proposal as submitted and may change.